178.0	0001	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	584,400 /	584,400
					USE VALUE:	584,400 /	584,400
					ASSESSED:	584,400 /	584,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
291		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PROCTOR CARL I/ETAL	
Owner 2:	PALMARIELLO THERESA A	
Owner 3:		
Street 1:	291 APPLETON ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ:	Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	PROCTOR CARL I/ETAL -
Owner 2:	PALMARIELLO THERESA A -
Street 1:	291 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1430 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	215,300		369,100	584,400
Total Card	0.103	215,300		369,100	584,400
Total Parcel	0.103	215,300		369,100	584,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.67 | /Parcel: 408.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 120274

GIS Ref

GIS Ref

Insp Date 08/07/18

!13955!

PREVIOUS ASSESSMENT

Parcel ID 178.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	231,200	0	4,500.	369,100	600,300	600,300	Year End Roll	12/18/2019
2019	101	FV	187,100	0	4,500.	369,100	556,200	556,200	Year End Roll	1/3/2019
2018	101	FV	193,500	0	4,500.	327,500	521,000	521,000	Year End Roll	12/20/2017
2017	101	FV	210,100	0	4,500.	299,700	509,800	509,800	Year End Roll	1/3/2017
2016	101	FV	210,100	0	4,500.	255,300	465,400	465,400	Year End	1/4/2016
2015	101	FV	198,700	0	4,500.	222,000	420,700	420,700	Year End Roll	12/11/2014
2014	101	FV	198,700	0	4,500.	205,400	404,100	404,100	Year End Roll	12/16/2013
2013	101	FV	198,700	0	4,500.	195,400	394,100	394,100		12/13/2012

PRINT

Date	Time
12/11/20	03:50:37

LAST REV

Date	Time
03/19/20	11:37:00

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13955

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PROCTOR CARL I/	40158-3		7/28/2003	Family	1	No	No		
SOARES MARIA DA	25244-140		3/27/1995		200,000	No	No		Y

USER DEFINED

Prior Id # 1:	120274
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2018	Inspected	CC	Chris C
6/29/2018	MEAS&NOTICE	CC	Chris C
10/14/2008	Meas/Inspect	189	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	163	PATRIOT
8/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.17	7			Other	-5					369,074						369,100	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 369,074 | Spl Credit | Total: 369,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.90063143
Adj $ / SQ:	151.982
Other Features:	79050
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	334387
Depreciation:	119042
Depreciated Total:	215345

COMMENTS

PDAS; SINK/BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

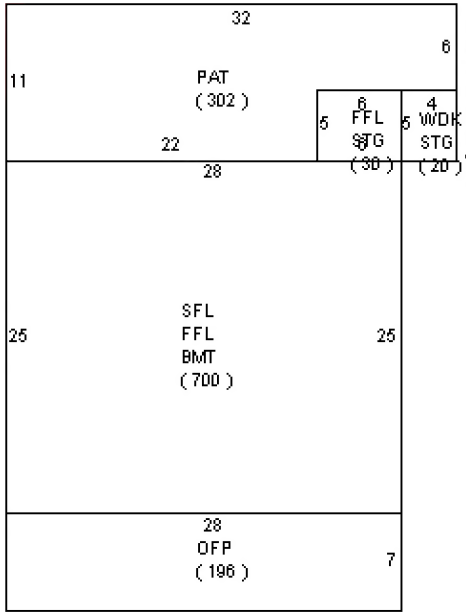
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	151.98
Special Features:	0	Val/Su Net:	79.80
Final Total:	215300	Val/Su SzAd	150.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	730	151.980	110,947
BMT	Basement	700	45.590	31,916
SFL	Second Floor	700	151.980	106,387
PAT	Patio	302	3.140	950
OFP	Open Porch	196	22.440	4,399
STG	Storage	50	9.010	450
WDK	Deck	20	14.410	288
	Net Sketched Area:	2,698	Total:	255,337
Size Ad	1430	Gross Are	2698	FinArea 1430

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	